

APPLICATION FOR HOUSEHOLDER PLANNING PERMISSION DELEGATED REPORT

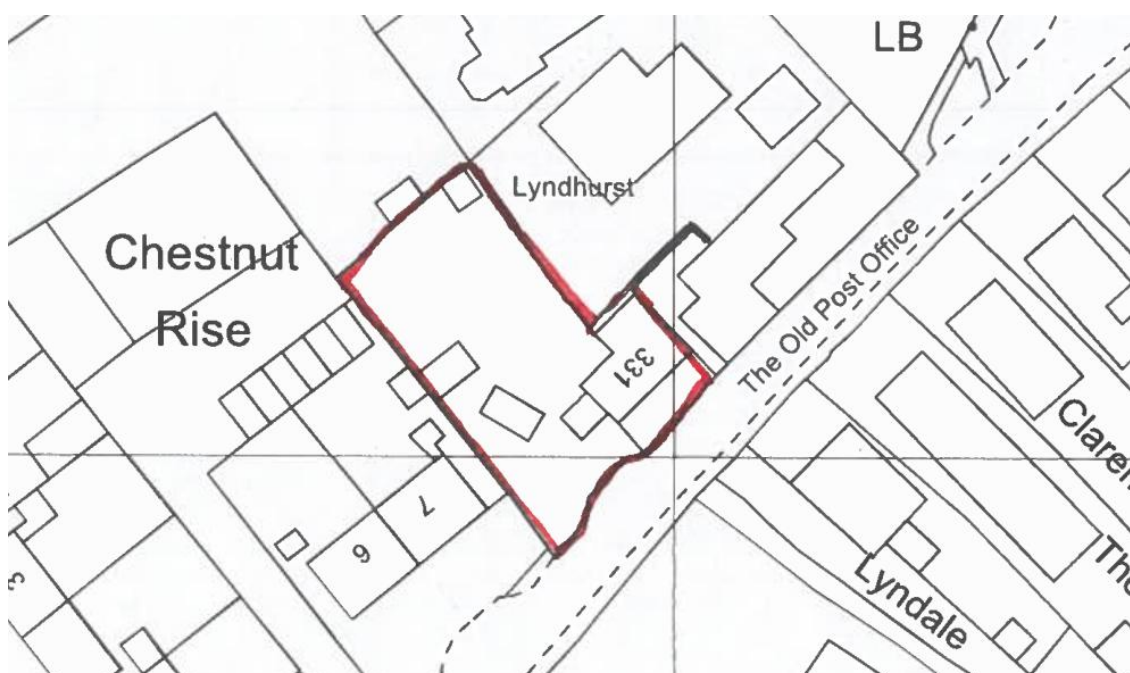
APPLICATION REFERENCE:	PL/2025/09677
APPLICATION TYPE:	Householder planning permission
SITE ADDRESS:	Old Post House Cottage, 331 Everleigh Road, Haxton, Salisbury, SP4 9PT
DEVELOPMENT DESCRIPTION:	Change of existing windows and one door to timber look UPVC windows and one door
RECOMMENDATION:	That Planning Permission be GRANTED

PROPOSAL

The proposal seeks planning permission for the replacement of all existing windows on the south-east-facing principal elevation with black and white 'timber-look' UPVC windows, together with the replacement of the existing timber front door with a modern door. The proposed windows would comprise black external frames with white internal frames, and the front door would similarly feature a black external frame with a white door leaf.

SITE DESCRIPTION/CONTEXT

The site comprises a detached dwelling with a thatched roof, formerly associated with the village post office. Planning permission under reference K/78/0903 authorised the change of use of the property to a single residential dwelling. The site lies outside any defined settlement boundary within the village of Haxton, to the north of the Large Village of Netheravon as identified by Core Policies 1, 2 and 26 of the Wiltshire Core Strategy. The property is located within the Fittleton and Haxton Conservation Area.



PLANNING HISTORY

Proposal / Summary
E/11/0596/FUL - Full planning permission Decision - Refused Date: 4/7/2011 – Proposed single storey front extension and proposed detached double garage
K/79/0615 - Full planning permission Decision - Refused Date: 6/9/1979 – Construction of dwelling
14/11585/FUL - Full planning permission Decision - Approve with Conditions Date: 6/2/2015 – Single storey front extension
K/81/0927 - Full planning permission Decision - Approve with Conditions Date: 4/12/1981 – Extension to dwelling
K/78/0903 - Full planning permission Decision - Approved Date: 15/2/1979 – Change of use from vacant shop and residence to completely residential

RELEVANT POLICIES AND GUIDANCE

Wiltshire Core Strategy:

- Core Policy 1: Settlement Strategy
- Core Policy 2: Delivery Strategy
- Core Policy 26: Tidworth Community Area
- Core Policy 57: Ensuring High Quality Design and Place Shaping
- Core Policy 58: Ensuring the Conservation of the Historic Environment

Wiltshire Design Guide: Appendix D – Design Guidance for Householder extensions

The National Planning Policy Framework (NPPF)

The Planning Practice Guidance

National Design Guide

S72 of the Planning (Listed Buildings and Conservation Areas) Act 1990

CONSULTATION RESPONSES

Fittleton cum Haxton Parish Council: support – with the following text received:

‘Fittleton cum Haxton Parish Council voted to support this application. There were some reservations regarding the upvc front door versus a wooden structured one and it was also noted that colour was to be used on the windows and frames which was a positive step in keeping with the cottage.’

REPRESENTATIONS

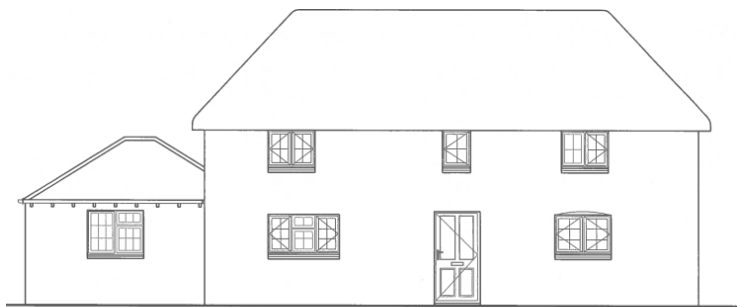
No comments were received.

ASSESSMENT

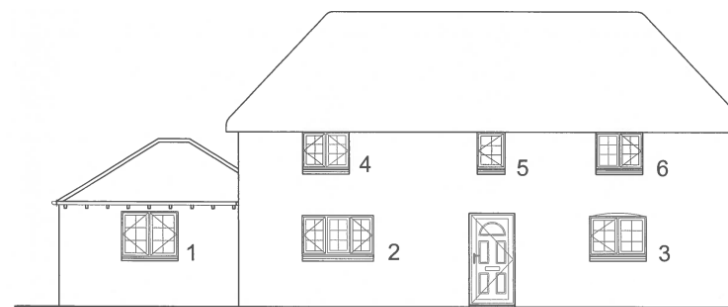
Section 38(6) of the Planning and Compulsory Purchase Act 2004 states:

"If regard is to be had to the development plan for the purposes of any determination to be made under the planning Acts, the determination must be made in accordance with the plan unless material considerations indicate otherwise."

In accordance with this statutory requirement, this application has been assessed against the relevant policies of the Development Plan, including the adopted Wiltshire Core Strategy (2015) and, where applicable, any made Neighbourhood Plans.



Existing Front Elevation



Proposed Front Elevation



Existing windows and door



AI generated image of proposed windows and doors. (left)

This is only for the purpose of understand the proposed colour scheme. It is not reflective of the fenestration arrangement or other features of this elevation.

Design and impact upon the character and context of the area, and the Conservation Area

Core Policy 57 – Ensuring High Quality Design and Place Shaping of the Wiltshire Core Strategy seeks to ensure that all new development is of high design quality and responds positively to local context, character and distinctiveness. Core Policy 58 of the Wiltshire Core Strategy requires development within Conservation Areas to preserve, and where appropriate enhance, their special character and appearance by ensuring that the form, scale, design and materials of proposals are appropriate to the significance of the heritage asset and its setting.

From the perspective of the historic environment, the principal statutory tests are set out within the Planning (Listed Buildings and Conservation Areas) Act 1990. Section 72(1) of the Act requires the Council, when exercising its planning functions, to pay special attention to the desirability of preserving or enhancing the character or appearance of designated Conservation Areas.

In assessing the proposal, it is therefore necessary to consider the existing appearance of the dwelling, including the design and finish of the windows and doors, alongside the wider Conservation Area context, in order to understand the potential impact of the proposed alterations.

Old Post House Cottage occupies a prominent position within the Fittleton and Haxton Conservation Area. The south-east-facing principal elevation, where the proposed changes would occur, is set back only approximately 1–2 metres from the highway and is therefore highly visible to both road users and pedestrians. The dwelling, with its thatched roof and mixed brickwork, is considered by the case officer to make a positive contribution to the character and appearance of the Conservation Area. Given their number, positioning and visibility, the existing windows and front door also contribute to the appearance of the building and, by extension, to the Conservation Area.

The existing windows and front door reflect a series of alterations carried out over time and currently display a mixture of three different colours: black external frames, cream to the front door, and grey internal window frames and glazing bars. While this arrangement is not considered to cause adverse harm to the character or appearance of the Conservation Area, the lack of consistency results in a somewhat incoherent appearance that does not positively enhance the dwelling or its setting.

The proposed development would rationalise the colour palette to a consistent black and white finish across all windows and doors. This simplified approach would create a more coherent and visually balanced appearance, reflecting a palette seen on other dwellings in the vicinity. The removal of the existing grey window finish, which is not considered to sit comfortably with the character of the building, would result in an overall improvement to the appearance of the principal elevation.

It is recognised that standard UPVC windows are not always appropriate for buildings of this age or architectural character, particularly within Conservation Areas. However, in this instance, the proposed 'timber-effect' UPVC windows with window bars would replicate the appearance of traditional timber joinery and would avoid the visual characteristics typically associated with modern UPVC units. While a replacement timber door would ordinarily be preferable, as noted by the Parish Council, it was confirmed during the site visit that alterations to the surrounding brickwork have resulted in water ingress and swelling of the existing timber door, such that it can't currently be used. The proposed replacement door would address this functional issue while maintaining a sympathetic external appearance.

Taking these factors together, the proposed windows and door, by reason of their design, finish and colour treatment, are considered to result in no harm to the character or appearance of the dwelling or the wider Conservation Area. When viewed collectively, the proposals would preserve the special character and appearance of the Conservation Area and are considered to represent a modest visual improvement to the principal elevation of the property.

Having regard to the above, the proposal is considered to comply with the design principles set out in Core Policy 57 of the Wiltshire Core Strategy and Appendix D of the Wiltshire Design Guide. The development, by virtue of its scale, design and use of materials, would preserve the character and appearance of the Fittleton and Haxton Conservation Area and therefore accords with Core Policy 58 of the Wiltshire Core Strategy. In reaching this conclusion, the statutory duty under Section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 has been given considerable importance and weight. The proposal is also considered to be consistent with the relevant heritage and design provisions of the National Planning Policy Framework.

Amenity

Point vii of Core Policy 57 – Ensuring High Quality Design and Place Shaping of the Wiltshire Core Strategy seeks to ensure that development does not adversely affect neighbouring properties, while paragraph 135(f) of the National Planning Policy Framework requires decisions to secure a high standard of amenity for existing and future users. The proposal relates solely to alterations to the windows and front door of the dwelling and would not result in any changes to openings, scale or orientation. As such, there would be no new overlooking opportunities and no other adverse impact on the residential amenity of neighbouring

occupiers. The proposal therefore accords with Core Policy 57 (vii) and Appendix D of the Wiltshire Design Guide.

Biodiversity Net Gain

Householder planning applications are exempt from the requirement to deliver Biodiversity Net Gain under Schedule 7A, Section 4(2)(a) of the Town and Country Planning Act 1990, as inserted by the Environment Act 2021.

CONCLUSION

The proposed development is considered to be acceptable in terms of its design, scale, and relationship with the surrounding area. It would not result in any unacceptable harm to the character of the locality, the conservation area or the amenities of neighbouring occupiers.

The proposal is therefore considered to comply with the relevant policies of the Wiltshire Core Strategy, the Wiltshire Local Plan, and the National Planning Policy Framework. As such, the application is recommended for approval, subject to the conditions set out below.

RECOMMENDATION: That Planning Permission be GRANTED subject to conditions.

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

REASON: To comply with the provisions of Section 91 of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

2. The development hereby permitted shall be carried out in accordance with the following approved plans and documents:

- Revised door detail – date received: 20/04/2026
- Revised window detail – date received: 20/04/2026
- Existing/proposed front elevation – date received: 17/02/2026
- Location plan – date received: 10/12/2025

REASON: For the avoidance of doubt and in the interests of proper planning.

3. The replacement windows hereby permitted shall comprise black external frames with white internal frames, and the replacement external door shall comprise a black external frame with a white door leaf, all as shown on the approved '*Revised Window Detail*' and '*Revised Door Detail*' drawings received on 20/04/2026. The development shall be carried out and retained in accordance with these details.

REASON: In the interests of visual amenity and to preserve the character and appearance of the Fittleton and Haxton Conservation Area, in accordance with Core Policies 57 and 58 of the Wiltshire Core Strategy.